

2145 Wisteria St
Baton Rouge, LA 70806

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MLS# 2026012591



\$350,000

3 Bedrooms | 2 Bathrooms | 1,717 Sqft

Charming updated cottage in the heart of the Garden District! This 3-bedroom, 2-bath home blends 1920s-era character with major updates for total peace of mind. The kitchen and dining area have been completely refreshed with the replacement and addition of multiple cabinets and countertops, plus electrical and water line updates at the sink, refrigerator, and stove areas, all anchored by a large open pantry and a stylish sitting nook created from the original built-in cabinetry. New flooring runs throughout the main hallway, laundry room, kitchen and dining area, and front bathroom. The main hallway also features new wainscoting, trim, and a chandelier, and a framed mirror has been added to the front living room. The entire interior has been freshly repainted, including walls, ceilings, and trim. A rare bonus is the laundry room, which was originally the home's main kitchen and retains a gas line, offering a ready made "spice kitchen" or second functional kitchen for the next owner. Outside, enjoy a private driveway with off street parking and a fully fenced backyard. Major systems are already handled with a complete rewire and replumb (2021), new water heater (2020), and foundation work secured in 2020 with a transferable limited warranty. Located in the sought after Roseland Terrace Historic District, walkable to downtown, Midcity Makers



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